

# CONTEXT

# 1

## Introduction to East Hampton

The Town of East Hampton is located on the eastern bank of the Connecticut River in central Connecticut, approximately 20 miles southeast of Hartford and 12 miles southeast of Downtown Middletown. East Hampton is located in Middlesex County and is one of eight member towns served by the Midstate Regional Planning Agency.

Originally named Chatham in 1767, the Town was incorporated from Middletown in 1783. An act of General Assembly changed the name to East Hampton in 1915.

East Hampton's topography is dominated by numerous hills interspersed with streams, valleys, and wetland areas. Elevations range from a height of 916 feet above sea level on Meshomasic Mountain (part of the Bald Hill Range in the northwest corner of Town) to as low as 10 feet along the Connecticut River and the lower reaches of the Salmon River in the southeast corner of Town. Steep slopes (>15%) are scattered throughout Town, with concentrations in the Middle Haddam/Cobalt area as well as along the eastern Town boundary near Route 66 (Resource Map page R-26).



*Before we can begin to plan for the future of East Hampton, we must first understand the forces that helped to shape the Town into what it is today.*

### Geology of East Hampton

For more information about the bedrock geology of East Hampton and all of Connecticut, see Bedrock Geological Map of Connecticut, John Rodgers, 1985 and The Face of Connecticut: People, Geology, and the Land by Michael Bell, 1985 both published by the Connecticut Geological and Natural History Survey, Hartford (Resource Map page R-27).



## Historical Context

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### Colonial Period (1675-1780)



Maritime artist Richard L. Brooks researched and painted this depiction of Middle Haddam in 1823 with the ship Chancellor fitting out as the brig Falcon as it leaves for Middletown.

James Wright is believed to be the first settler of the Town when he built a house and barn in the early eighteenth century on property his father had bought from Chief Terramaugus in 1675. John Clark is believed to have been the second settler, building his home on Clark Hill about 1737. In 1739, the first large group of settlers emigrated by sea from Eastham, MA to form Middle Haddam Parish, named for the adjacent towns of Middletown and Haddam. Led by Isaac Smith, some of the early settlers left Middle Haddam to settle near Lake Pocotopaug, on which the Town of East Hampton now stands.

In 1746, the settlers named their growing community Easthampton Parish in honor of their original home in Eastham, Mass. In 1767, the new township of Chatham, named for the shipbuilding port in England, was incorporated by an act of the General Assembly and separated from the Town of Middletown. At its inception, Chatham included the parishes of Middle Haddam, Easthampton, East Middletown, and Cobalt.

As early as 1763, mining of nickel, cobalt, mica and perhaps even gold began on Great Hill in Cobalt.

### Agricultural and Early Industrial Period (1780-1850)

East Hampton's marginal farming conditions rarely allowed more than basic subsistence farming and residents came to rely on cheaper food imports as farming expanded into the American Midwest.

Following in the footsteps of nearby East Haddam, Middle Haddam and Cobalt would emerge as major shipbuilding centers during this period, spurring numerous cottage industries to supply the necessary shipbuilding components before waning by the 1840s.

As early as 1808, William Barton forged East Hampton's first bell, marking the beginning of what would become the dominant industry in Town. Led by the Bevin Brothers Manufacturing Company and growing to include as many as thirty bell manufacturers over the Town's history, East Hampton became known as "Belltown USA." The technology for manufacturing bells also lent itself to the manufacture of assorted metal products ranging from coffee mills to toys.

In 1841, the East Middletown Parish separated from Chatham to become the Township of Conway, later renamed Portland.



The Steamboat Dock House at Knowles Landing was built in the early 1890's and served as the ticket office and freight loading area for steamships which stopped at Middle Haddam well into the 1930's. Knowles Landing was a popular destination for vacationers from NYC during the late 19th and early 20th centuries. The local taverns, shops and inns enjoyed financial success until the early 1930's when steamboat service died out along the Connecticut River. This Boat House was later used as a residence and burned down in the 1980's.



## Industrial Period (1850-1930)

The manufacturing of bells and other metal products continued to flourish during this period as the new Boston and New York Air Line provided easier rail transportation and electricity provided a more reliable source of power. Both the Civil War and World War I also spurred demand for East Hampton products.

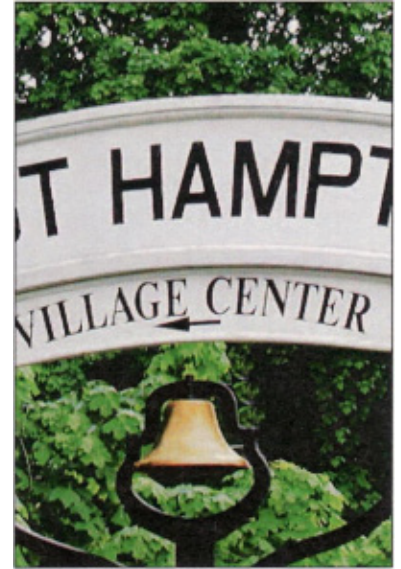
The name of the Town changed in 1915 to the long used name of East Hampton and the name and geographic boundaries have remained unchanged to this day.

## Modern Period (1930-Present)

The great depression marked a significant decline in bell manufacturing as bell sales decreased by as much as 60%, leading several manufacturers to diversify further into fishing tackle, high-pressure cylinders, and other products. The Bevin's Brothers Manufacturing Company and several other firms continue to this day, making specialized bell products.

It was also during this period that the E.E. Dickinson Company of Essex, CT left its sibling company T.N. Dickinson without a source of Witch Hazel, forcing an alliance with American Distilling and Manufacturing Company of East Hampton, which through modernization and a major expansion would grow to become one of the largest employers and taxpayers in Town. In an ironic reversal of fortunes, E.E. Dickinson became the weaker of the two companies and was ultimately purchased and merged into the Hampton Essex Corporation, which manages both product lines.

With the opening of the Arrigoni Bridge in 1938, what is known today as Route 66 would grow in prominence as the main thoroughfare, enabling East Hampton to become both a vacation retreat and a bedroom community. The focus of commerce would shift from Main and Summit Streets to Route 66, where east-west traffic is now bypassing the village center.



**American Distilling & Mfg. Co.  
on Rt 66 in East Hampton**



**Route 66 North of East Hampton Village Center**



## Regional Context

East Hampton is one of eight member towns in the Midstate Region and through its location on the Connecticut River, shares concerns with other Connecticut River towns to the south in the Connecticut River Estuary Region as well.

East Hampton has both the smallest jobs to housing ratio and the smallest jobs to worker ratio among neighboring communities. East Hampton's ratios indicate that there are nearly three times more homes than jobs and nearly four times as many residents in the workforce than jobs available in Town, marking East Hampton as a bedroom community and source of labor for surrounding communities.

### 2001 Jobs / Housing / Workers Balance

(Ranked by Jobs/Housing Ratio)

	Number of Jobs	Number of Housing Units	Jobs/Housing Ratio*	Number of Workers	Jobs/Worker Ratio*
Middletown	29,030	19,292	1.50	24,206	1.20
Glastonbury	14,850	12,514	1.19	15,855	0.94
Portland	3,260	3,528	0.92	4,656	0.70
Colchester	3,500	5,327	0.66	6,724	0.52
Marlborough	1,280	2,148	0.60	3,091	0.41
Haddam	1,420	2,859	0.50	4,230	0.34
East Haddam	1,730	3,848	0.45	4,159	0.42
<b>East Hampton</b>	<b>1,700</b>	<b>4,618</b>	<b>0.37</b>	<b>6,261</b>	<b>0.27</b>
Connecticut	1,693,400	1,392,233	1.22	1,746,503	0.97

Source: DECD 2001 Town Profiles \*A ratio of 1.0 indicates that the number jobs and housing units or jobs and workers is in balance.

East Hampton's commuting patterns confirm the Town's status as a bedroom community with 83% of the resident workforce commuting to other cities and towns. However, East Hampton residents hold the majority of local jobs, indicating a good match between local employers and the skills of East Hampton's labor force.

### 2000 Commuting Patterns

#### Where Residents Commuted To:

Place of Residence	Percent
Middletown	23%
<b>East Hampton</b>	<b>17%</b>
Hartford	9%
East Hartford	4%
Portland	3%
Glastonbury	3%
Rocky Hill	2%
Berlin	2%
Newington	2%
Marlborough	2%
Other	33%
Total	100%

Source: 2000 Census

#### Where Employees Commuted From:

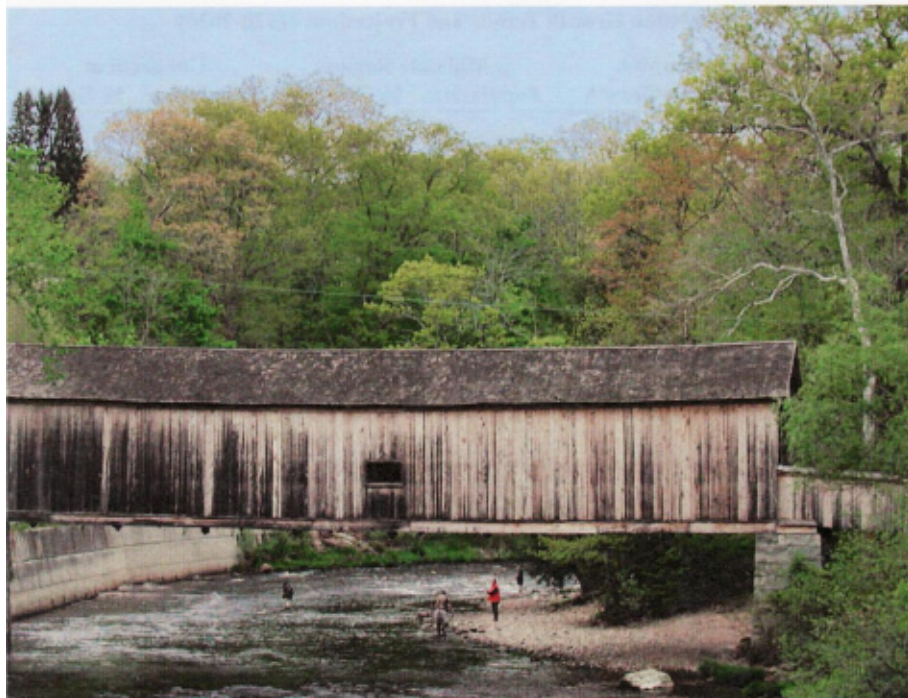
Place of Employment	Percent
<b>East Hampton</b>	<b>52%</b>
Middletown	5%
Haddam	3%
Colchester	3%
Essex	3%
Marlborough	3%
Portland	2%
Clinton	2%
East Haddam	2%
West Hartford	1%
Other	24%
Total	100%

Source: 2000 Census



East Hampton's most significant contribution to the region is its abundant opportunities for outdoor recreation. Hurd State Park, Meshomasic State Forest, and Wopowog Wildlife Area cover significant areas of East Hampton, while Lake Pocotopaug, Salmon Brook, and the Connecticut River offer opportunities for fishing and other water recreation. The Air Line Trail's western terminus is also in East Hampton and will eventually form a 50-mile trail linking East Hampton and Webster, MA.

East Hampton's Water Pollution Control Facility continues to take on an increasing regional role, serving portions of Colchester, Hebron, and Marlborough.



**The Salmon River is a Regional Recreation Amenity and the Comstock Bridge is a Popular Tourist Destination**



### **The Comstock Bridge**

Spanning the Salmon River just off Route 16 between East Hampton and Colchester, Comstock's Bridge was constructed in 1791 in an effort to link this area with the rest of the town. Now known as the Comstock Bridge, while rebuilt many times, it is one of the few remaining covered bridges in Connecticut. Listed in the National Register of Historic Places, Comstock Bridge spans 131' overall with a 90' main truss and a 41' approach span. While this historic bridge is no longer used for highway traffic, Comstock Bridge is a tourist attraction, a popular place for local picnics, trout fishing and at least one wedding has taken place within its sheltering portals.



Thomas Wells © 2000

The DEP is responsible for the general upkeep of the grounds, parking lot and picnic tables. Inspected twice a year by the DOT Bridge Safety and Evaluation Unit, the bridge is monitored on a monthly basis by DOT maintenance staff. Currently Comstock Bridge is being reviewed by state designers for additional upgrades.

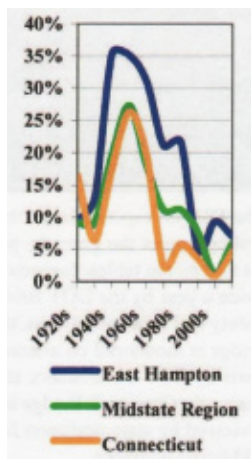
## Population Characteristics

It is important to identify the population characteristics of East Hampton residents in order to identify trends that occur over time. This information provides the basis to identify future town needs regarding a variety of issues such as housing, schools, infrastructure, transportation, community facilities, recreation, and other municipal services. The following section is based on statistics from a variety of different sources to profile the population characteristics unique to East Hampton.

### Population Count Resolution

The 2000 population counts are estimates based on the Count Question Resolution Program total population of 10,956 multiplied by the percentage of residents in each age cohort in the original count due to lack of revised figures since the count resolution.

### Population Growth Rate (1920-2020)



Source: 1920-2000 U.S. Bureau of the Census, 2010-2020 CT Office of Policy and Management, Series 95.1 Population Projections.

## Growing and Changing Population

### East Hampton Continues to Grow Faster than the Region and State

The following table shows East Hampton's population growth from 1920 through 2020 compared to regional and statewide trends. Between 1930 and 1990, East Hampton's population growth exceeded both statewide and regional growth rates, reaching a peak during the 1940s and 1950s, when the population grew by more than one-third in successive decades. Growth slowed significantly during the 1990s but is projected to again exceed both statewide and regional growth through 2020.

Population Growth Trends and Projections (1920-2020)

Year	East Hampton		Midstate Region		Connecticut	
	Population	% Growth	Population	% Growth	Population	% Growth
1920	2,394	Base	37,477	Base	1,380,631	Base
1930	2,616	9.3%	39,591	9.2%	1,606,903	16.4%
1940	2,955	13.0%	43,666	9.1%	1,709,242	6.4%
1950	4,000	35.4%	52,160	19.5%	2,007,280	17.4%
1960	5,403	35.1%	66,383	27.3%	2,535,234	26.3%
1970	7,078	31.0%	78,445	18.2%	3,029,074	19.6%
1980	8,572	21.1%	87,203	11.2%	3,107,576	2.5%
1990	10,428	21.7%	96,996	11.2%	3,287,116	5.8%
2000	10,956*	5.1%*	104,442	7.7%	3,405,565	3.6%
2010	11,990	9.3%	105,720	1.2%	3,435,400	0.9%
2020	12,840	7.1%	112,010	5.9%	3,593,860	4.7%

\*Revised Census 2000 population figure resulting from the Count Question Resolution Program. The previous figure of 13,352 was made in error. Source: 1920-2000 U.S. Bureau of the Census, 2010-2020 CT Office of Policy and Management, Series 95.1 Population Projections.

### Age Composition is Expected to Change

More important than total population growth is how that growth will be distributed among different age groups. The following table and chart show the actual and projected age distribution of the East Hampton residents between 1980 and 2020.

Population Age Breakdown (1980-2020)

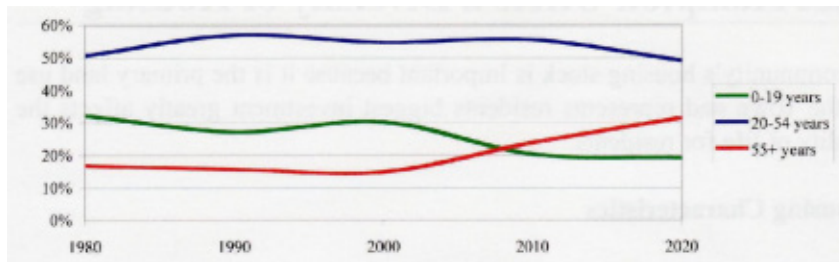
Age	1,980		1,990		2,000		2,010		2,020	
	#	%	#	%	#	%	#	%	#	%
0-4	635	7%	782	7%	570	5%	604	5%	664	5%
5-19	2,144	25%	2,061	20%	2,750	25%	1,852	15%	1,820	14%
20-34	2,304	27%	2,720	26%	2,553	23%	2,175	18%	2,121	17%
35-54	2,036	24%	3,219	31%	3,440	31%	4,483	37%	4,179	33%
55-64	670	8%	745	7%	789	7%	1,590	13%	2,087	16%
65+	783	9%	901	9%	855	8%	1,284	11%	1,971	15%

Source: 1980-2000 U.S. Bureau of the Census, 2010-2020 CT Office of Policy and Management, Series 95.1 Population Projections.





### Population Age Breakdown



Source: 1980-2000 U.S. Bureau of the Census, 2010-2020 CT Office of Policy and Management, Series 95.1 Population Projections.

As “Baby Boomers” continue to age, the percentage of residents 55 and older is expected to grow to nearly one-third of the total population by 2020, while the 0-19 age group is expected to decline from nearly one-third in 1980 to less than 20 percent of the total population in 2020. The importance of these age trends is that each age group has different needs and by projecting them into the future, East Hampton can plan to meet these varying needs through housing and other strategies as well as community facility and service improvements.

The following table depicts the various life-stages of East Hampton residents that will each have changing primary needs over the next fifteen years.

### Life-Stage Primary Needs Assessment

Description	Age Range	Primary Needs	Projection to 2020
<b>Infants</b>	0 to 4	• Child Care	<b>Stable through 2020</b>
<b>School-Age</b>	5 to 19	• School facilities • Recreation facilities/ programs	<b>Lower by 2020</b>
<b>Young Adults</b>	20 to 34	• Rental housing • Starter homes • Social destinations	<b>Lower by 2020</b>
<b>Middle Age</b>	35 to 54	• Family programs • Trade-up homes	<b>Stable through 2020</b>
<b>Mature Adults</b>	55 to 65	• Smaller homes • Second homes	<b>Significantly higher by 2020</b>
<b>Retirement Age</b>	65 & over	• Tax relief • Housing options • Transportation • Elderly programs	<b>Significantly higher by 2020</b>

With moderate overall population growth expected, much of the change within specific-age groups will be the result of aging within East Hampton’s existing population. The mature adult and retirement age groups are expected to increase significantly by 2020, due to the first half of the “Baby Boom” generation exceeding 65 years of age while the latter half will be 55 or older. Residents age 65 and over may nearly double as a percentage of total population by 2020, demanding alternative housing options, tax relief and other programs for older residents.

### Population Count Resolution

Due to lack of revised figures since the 2000 population count resolution, the 2000 population age breakdown is based on the Count Question Resolution Program total population of 10,956 multiplied by the percentage of residents in each age group in the original count.



The East Hampton Annex located at 22 East High Street behind the Town Hall provides offices/programs for: Facility Manager, Parks & Recreation, Probate Court, Social Services, The Food Bank, and Youth & Family Services.



#### Average Household Size

<b>East Hampton</b>	<b>2.63</b>
Region	2.50
Connecticut	2.53

Source: 2000 Census

## East Hampton Offers a Diversity of Housing

A community's housing stock is important because it is the primary land use of the Town and represents residents' biggest investment. It greatly affects the quality of life for residents.

### Housing Characteristics

As a result of lower birth rates, higher divorce rates, later marriages, and other factors, the average household size in Connecticut and the Midstate Region has declined from more than 3.1 persons per household in 1970 to 2.5 in 2000. As the table in the sidebar illustrates, average household size in East Hampton has fallen as well.

As a result, the growth rate of new households has increased relative to population growth to accommodate the smaller household size. For example, the number of households in East Hampton increased 91.9 % from 1970 to 2000, while the population living in households increased only by 54.9%. To meet the increased demand caused by lower household size combined with population increases, additional housing units must be produced. The following table illustrates increasing rates of new residential construction, with nearly four times as many units authorized in 2003 than a decade earlier.

#### Residential Permits Authorized for Construction (1993-2003)

1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
37	40	35	36	40	49	83	76	91	91	144

Source: CT Department of Housing

Detached single-family dwellings are the primary household type in East Hampton, and it appears this trend will continue into the future. The table below depicts the distribution of housing units by type. Changes in how the number of units per building are reported over time mask actual changes in the distribution of units but the 2000 results reveal relatively diverse housing opportunities for East Hampton's residents.

#### Housing Units per Structure (1970-2000)

Number of Units	1970		1980		1990		2000	
	#	%	#	%	#	%	#	%
<b>1</b>	1,828	79.5	2,551	83.4	3,373	80.2	3,553	80.5
<b>2-4</b>	0	0.0	0	0.0	448	10.6	428	9.7
<b>5-9</b>	0	0.0	384 <sup>2</sup>	12.6	195	4.6	203	4.6
<b>10+</b>	4181	18.2	84	2.7	90	2.2	142	3.2
<b>Mobile Home / Other<sup>3</sup></b>	53	2.3	40 <sup>3</sup>	1.3	99	2.3	86	3.2
<b>Total</b>	<b>2,299</b>	<b>100</b>	<b>3,059</b>	<b>100</b>	<b>4,205</b>	<b>100</b>	<b>4,412</b>	<b>100</b>

Source: U.S. Bureau of the Census <sup>1</sup>two or more, <sup>2</sup>two through nine, <sup>3</sup>mobile home, trailer, boat, RV, van, etc.





The following table depicts the ownership status or tenure of East Hampton's housing stock. The ownership rate has steadily increased from 1970 through 2000, which can be indicative of a stabilization of the Town's housing stock due to more resident owners, who historically take better care of dwellings than absentee property owners do.

**Housing Tenure (1970-2000)**

	1970		1980		1990		2000	
	#	%	#	%	#	%	#	%
Occupied Housing Units	2,148	100.0	2,941	100.0	3,770	100.0	4,126	100.0
Owned	1,643	76.5	2,317	78.8	2,988	79.3	3,337	80.8
Rented	505	23.5	624	21.2	782	20.7	789	19.2

Source: U.S Census Bureau

## Housing Market

Median sales prices also help to illustrate the state of the local housing market. The following table shows the median sale price in East Hampton and the adjacent communities. Without knowing the mix of units sold in a given year (i.e. single-family vs. multi-family), East Hampton's prices showed steady growth over the five-year period while some regional towns showed declines in prices over time. With a \$123,500 median sale price in 1999, East Hampton's housing stock appears relatively affordable within the region and the state as a whole.

**Median Residential Sale Price (1995-1999)**

	1995	1997	1999
Glastonbury	\$180,000	\$180,000	\$199,500
Portland	\$148,000	\$123,000	\$141,500
Marlborough	\$140,500	\$135,000	\$137,000
East Haddam	\$112,875	\$130,000	\$135,000
Colchester	\$123,900	\$121,000	\$132,000
Haddam	\$145,000	\$138,500	\$130,000
<b>East Hampton</b>	<b>\$95,000</b>	<b>\$121,000</b>	<b>\$123,500</b>
Middletown	\$115,000	\$115,000	\$116,000

Source: Warren Information Services, 2000

Despite its rural location and character, nearly 20 percent of East Hampton's housing stock was rented in 2000. The rental rates and median rent shown to the right are as much a reflection of the mix of rental units as their location in East Hampton.

## Affordable Housing

While East Hampton certainly has affordable housing, an affordable mortgage or rent alone does not constitute an affordable housing unit by state standards (G.G.S. Section 8-30g). Until a town reaches the goal of having 10% of its housing stock affordable, it is subject to the affordable housing appeals

## Median Sales Price

Median sales prices can be deceptive when comparing neighboring communities. The median sales price is determined by sorting all sales in a community by selling price and selecting the middle sale. This type of average can mask a growing luxury home market or a large stock of multi-family housing, which could significantly raise or lower mean sales prices respectively.

## Rental Rates (2000)

No cash rent	8%
<\$499	15%
\$500-999	63%
>\$1,000	14%

Source: U.S. Bureau of the Census

## Median Rent (2000)

Haddam	\$821
Glastonbury	\$775
<b>East Hampton</b>	<b>\$721</b>
Colchester	\$689
East Haddam	\$677
Middletown	\$665
Marlborough	\$634
Portland	\$630
County	\$701
Connecticut	\$681

Source: U.S. Bureau of the Census



procedure that shifts the burden of proof to the Town to show that threats to public health or safety resulting from an affordable development outweigh the need for affordable housing. In order to qualify under Section 8-30g, a dwelling unit must be:

- Assisted housing (housing funded under a recognized state or federal program),
- CHFA-financed housing (housing financed under a program for income-qualifying persons or families), or
- Housing that is deed-restricted to be affordable to low- or moderate-income persons or families for at least 40 years.
- A moderate-income household earning 80% of the regional median household income or a low-income household earning 50% of the regional median household income cannot spend 30% or more of its gross income on rent, mortgage, utilities, taxes, or similar costs.

#### 2003 Affordable Housing Appeals Procedure List

(sorted by percentage affordable)

	Dwelling Units in 2000	Govt. Assisted	CHFA FmHA Mortgage	Deed Restricted	Total Assisted	Percent
Middletown	19,697	3,248	541	0	3,789	18.9%
Colchester	5,409	348	99	0	447	8.3%
Portland	3,528	208	37	0	245	7.0%
Glastonbury	12,614	598	84	35	717	5.7%
<b>East Hampton</b>	<b>4,412</b>	<b>74</b>	<b>56</b>	<b>27</b>	<b>130</b>	<b>3.0%</b>
Marlborough	2,057	24	13	0	37	1.8%
East Haddam	4,015	38	23	0	61	1.5%
Haddam	2,822	22	7	0	29	1.0%

Source: Connecticut Department of Economic and Community Development

At three percent affordable, the Town is well below the State's goal of 10% affordable housing stock. The regional average is skewed by an abundance of affordable units in more urbanized areas such as Hartford, East Hartford, and Manchester.

Since the Legislature adopted Section 8-30g in the late 1980's, 27 deed-restricted affordable housing units have been constructed or authorized by the Planning and Zoning Commission in East Hampton. Section 8-30g was recently amended to allow a three-year moratorium on further affordable housing applications every time the Town adds affordable housing accounting for two percent of its total housing stock. When the State goal of 10% per town is met, the Town is exempt from the requirements of Section 8-30g.

For example, the median household income from the 2000 Census for East Hampton was \$66,326. A family earning 50% of that would therefore have an annual income of \$33,163 or \$2,764 per month. Using 30% of monthly household income for housing expenses, they could potentially afford up to \$829 per month. As previously noted, the median rental cost in East Hampton was considerably lower at \$721 per month. Despite this, eighteen percent of the renter occupied units in East Hampton (141 households) had a gross rent greater than 35% of their household income, which for many low and moderate income households would create financial distress.



# East Hampton Has a Modest Economy

## Income

Income can be used as a measure of local wealth and stability. East Hampton's 2001 per capita income is slightly below the county and statewide averages while median household income is well above both the county and statewide averages. The discrepancy in income averages relative to the state and county is easily explained by East Hampton's larger than average household size, which distributes household income across a larger household, thus reducing per capita income.

## Labor Force and Employment

Over the last decade, the average annual unemployment rate has fluctuated between 2.4% and 5.4%. The following table shows labor force statistics for East Hampton. The Town's labor force and participation rate increased at a much faster rate than the overall population due to the impact of more women entering the workforce.

**East Hampton Labor Force (1970–2000)**

	1970	1980	1990	2000
Population	3,551	4,309	5,146	6,711
Labor Force	1,611	1,738	2,874	3,897
Participation Rate	48.3%	53.8%	71.9%	70.7%

Source: U.S. Bureau of the Census

The table below illustrates the education of East Hampton's residents relative to the County and State, which can be a good indicator of the sophistication of the Town's labor force.

**Education Attainment of Population**

Attainment	East Hampton	Middlesex County	Connecticut
Less than 9th Grade	2.3%	3.3%	5.8%
9th to 12th grade, no diploma	6.4%	8.0%	10.2%
High school graduate	32.0%	28.6%	28.5%
Some college, no degree	19.0%	18.8%	17.5%
Associate degree	10.1%	7.5%	6.6%
Bachelor's degree	19.8%	20.1%	18.2%
Graduate or professional degree	10.4%	13.7%	13.3%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
High school graduate or higher	91.3%	88.7%	84.0%
Bachelor's Degree or higher	30.2%	33.8%	31.4%

Source: U.S. 2000 Census

The following table details how the Town's labor force is employed. Educational, health, and social services followed by manufacturing lead all industry sectors as expected given the Town's four largest employers: East Hampton

## 2001 Per Capita Income

Glastonbury	\$40,310
Haddam	\$38,161
Marlborough	\$32,974
Portland	\$31,147
<b>East Hampton</b>	<b>\$30,470</b>
East Haddam	\$29,965
Middletown	\$29,256
Colchester	\$27,518

County	\$31,630
Connecticut	\$32,317

Source: CT Department of Economic and Community Development, Town Profiles 2001

## 2004 Median Household Income

Glastonbury	\$86,278
Marlborough	\$86,118
Haddam	\$82,864
<b>East Hampton</b>	<b>\$72,443</b>
Colchester	\$72,020
East Haddam	\$68,601
Portland	\$67,586
Middletown	\$51,630

County	\$63,673
Connecticut	\$58,438

Source: CT Economic Resource Center, Town Profiles 2004





### Percent of Grand List from Business (2001)

Middletown	42.3%
Cromwell	27.3%
Middlefield	18.3%
Portland	16.2%
Durham	11.5%
Haddam	11.3%
East Haddam	9.4%
<b>East Hampton</b>	<b>8.6%</b>

Source: CPEC 2002-2003 Municipal Profile

### Equalized Mill Rate (2002)

Haddam	21.69
Portland	20.48
Durham	20.40
<b>East Hampton</b>	<b>18.42</b>
Middletown	17.31
Cromwell	17.06
Middlefield	16.90
East Haddam	16.15

Source: Connecticut Economic Resource Center (CERC), July 2004

### Equalized Mill Rates

Equalized mill rates are adjusted to reflect the market value of Grand Lists in the year that they are reported, allowing towns with varying revaluation dates to be compared. Comparisons of equalized mill rates should be used carefully as they are dependent not only on the size of the grand lists but on the relative property values and levels of services provided from one community to the next.

Board of Education, Cobalt Health and Rehab Center, American Distilling and Manufacturing Company and Bevin Brothers Manufacturing, Inc.

### Employment by Industry (2000)

Category	Percent
Agriculture, forestry, fishing, hunting, mining	1.1
Construction	5.8
Manufacturing	14.0
Wholesale trade	2.9
Retail trade	9.5
Transportation, warehousing, utilities	5.3
Information	4.5
Finance, insurance, real estate, rental, leasing	8.5
Professional, scientific, management, administrative	7.2
Educational, health, social services	27.1
Arts, entertainment, recreation, accommodation, food services	7.9
Public administration	3.2
Other services	3.0
<b>Total</b>	<b>100.0</b>

Sources: U.S. 2000 Census, Table DP-3 & E. Hampton POCD, 1989, Table XIII (June 1985.), CT Dept of Labor

The following business profile indicates a small but somewhat diversified local economy, with over three-quarters of the number of firms and employees spread across three employment sectors.

### Business Profile (2001)

Sector	Firms	% of Total	Employees	% of Total
Agriculture	18	4.1%	30	1.4%
Construction and Mining	94	21.3%	621	28.9%
Manufacturing	32	7.3%	223	10.4%
Transportation and Utilities	19	4.3%	132	6.1%
Trade	86	19.5%	517	24.0%
Finance, Insurance, Real Estate	25	5.7%	64	3.0%
Services	163	37.0%	558	26.0%
Government	4	0.9%	5	0.2%
<b>Total</b>	<b>441</b>	<b>100.0%</b>	<b>2150</b>	<b>100.0%</b>

Source: State Department of Economic and Community Development

### Tax Base

In 2001, East Hampton ranked 135 out of 169 towns in terms of business property values as a percentage of its Grand List (8.6%). As shown in the sidebar, East Hampton ranks the lowest of the eight Midstate Region towns. However, the Town's equalized mill rate is average among region towns.



# Development Potential in East Hampton

## Development Potential

With over 8,870 acres or 37 percent of the Town consisting of vacant and uncommitted residentially zoned land, there is considerable potential for additional residential development in East Hampton. Based on the current regulations, future residential development may occur on residentially zoned properties that:

- are currently vacant,
- have excess land area for future development, or
- are not permanently protected from future development.

The latter category includes unprotected agricultural land and managed open space that is currently being used, but could be developed residentially in the future.

After factoring in such variables as zoning requirements, open space set-asides, road acreage, and natural constraints, the aforementioned acreage is reduced to 5,897 developable acres capable of supporting 3,530 additional housing units. Adding this number to East Hampton's existing housing stock results in approximately 8,530 housing units at full build-out, nearly doubling the 2000 Census housing total of 4,412 dwelling units.

Multiplying the potential number of dwelling units by East Hampton's average household size results in a potential population of over 22,400 residents at full buildout for an increase of nearly 9,300 residents above the 2000 population.

Residential Buildout Potential by Zoning District

Zoning District	Developable Acres Without Sewers	Developable Acres to be Served by Proposed Sewers	Potential Building Lots
Lakeside and Village (R-1)	55	0	40
Single-Family (R-2)	1,389	155	1,174
Residential Resource (R-3)	515	95	434
Rural Residential (R-4)	3,637	51	1,882
<b>Total</b>	<b>5,596</b>	<b>301</b>	<b>3,530</b>

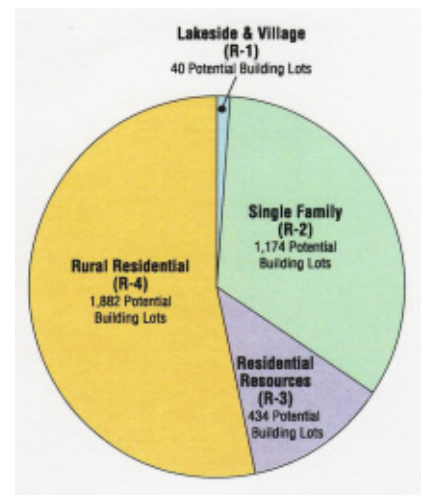
Source: Town of East Hampton

## Housing Growth

Year	Units	Average Annual Change
1970	2,299	NA
1980	3,059	3.3%
1990	4,205	3.7%
2000	4,412	0.5%
2005	4,998	1.3%

Source: 1970-2000 U.S. Census

## Potential Residential Buildout by Zoning District



**Acreage by Zone**

Zone	Acres
R-1	1,016
R-2	5,304
R-3	1,719
R-4	10,752
PO/R	15
C	267
VC	46
I	317
DD	423
<b>Total*</b>	<b>23,474</b>

\*Total may not add up due to rounding.

## Zoning in East Hampton

East Hampton has a relatively simple system of nine zoning districts. The conventional districts fall into three main categories (residential, commercial, and industrial) that control the type and intensity of land use and allow for the segregation of incompatible uses. The Design Development, Professional Office / Residential, and Village Center Districts allow for a mix of uses, with the latter two mixing commercial and residential uses in close proximity. The map on the opposing page reflects the current pattern of zoning in East Hampton.

Eighty-seven percent (87%) of East Hampton is zoned for residential development in three conventional zones, with minimum lot sizes ranging from 20,000 square feet (nearly one-half of an acre) in the Lakeside and Village Residential (R-1) District to 85,000 square feet (approximately two acres) in the Rural Residential (R-4) District. The R4 District has the most developable land at 5,104 acres, which is almost 60% of all developable land in East Hampton.

Light industrial uses are limited to the Industrial and Design Development Districts that comprise approximately three percent (3%) of East Hampton's land area. These minimum lot sizes in these districts range from the 40,000 square feet in the Industrial District to five-acres in the Design Development District.

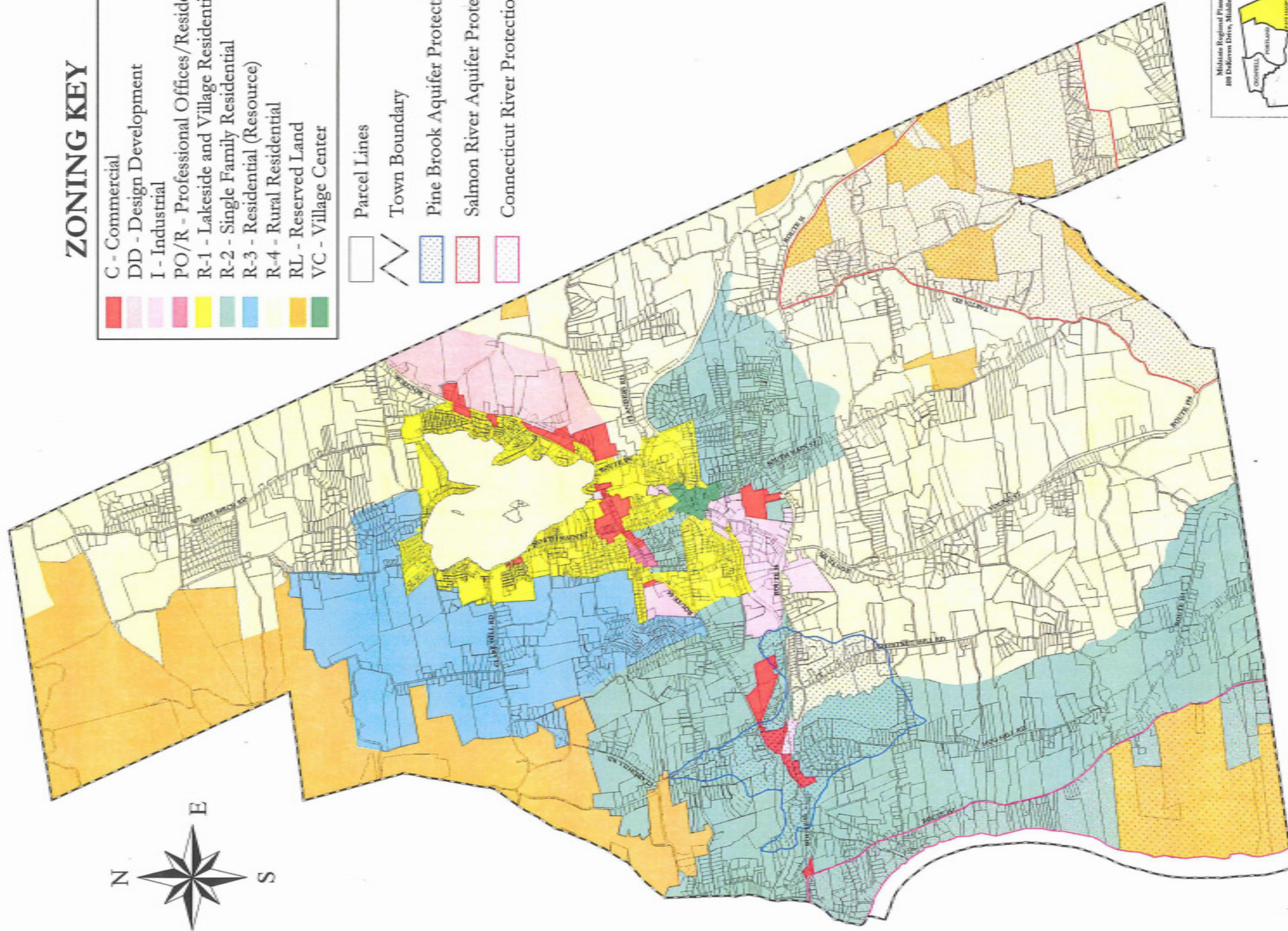
The Design Development District also allows commercial uses permitted in the Town's other Commercial (C) and Village Center (VC) Districts that comprise approximately one percent (1%) of East Hampton's land area. These range in size from the 20,000 square foot VC District to the 40,000 square foot C District.



**East Hampton's First Conservation Subdivision Underway on Peach Farm Road**



- Parcel Lines
- Town Boundary
- Pine Brook Aquifer Protection Area
- Salmon River Aquifer Protection Area
- Connecticut River Protection Area



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(Scale = 1 in. : 4000 ft)



# ZONING MAP

## Town of East Hampton, CT

